80-10-20

BOOK 5669 PAGE 917

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,113.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 19 80.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES . WILLIAMS (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	148-14-21
3938 EAST RIDGE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 14569 (STREET ADDRESS)	5DU-47146
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLARD T. MELTON AND WIFE, BRENDA J. MELTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES . WILLIAMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 114 on the Map of Section Two, Locustwood Subdivision, as of record in Book 2331, page 147, Register's Office for said County.

SAID Lot No. 114 fronts 79 feet on the east side of East Ridge Drive and runs back 222.9 feet on the southerly line and 222.7 feet on the northerly line to a dead line in the rear, measuring 79 feet thereon.

BEING the same property conveyed to Willard T. Melton and wife, Brenda J. Melton by deed from Richard O. Yates and wife, Melinda H. Yates of record in Book 5339, page 536, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantee herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to Mercantile Mortgage Company in the original principal amount of $37,500.00 of record in Book 5339, page 538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 3938 EAST RIDGE DRIVE (House Number) (Street) NASHVILLE, TENNESSEE (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 17th day of OCTOBER, 19 80

WILLARD T. MELTON

BRENDA J. MELTON

STATE OF Arkansas
Pulaski County

BOOK 5669 PAGE 918

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLARD T. MELTON AND WIFE, BRENDA J. MELTON

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Arkansas this 17th day of OCTOBER, 1980.

Commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
WILLARD T. MELTON AND WIFE,
BRENDA J. MELTON

TO
JAMES G. WILLIAMS

G 14498

IDENTIFICATION

OCT 27 10 55 AM '80

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5669 PAGE 919

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

47113.00- CO
128.46 CO TX
.50 PRFEE
6.00 WDEED
CHECK 128.96-
0791A1C/27/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31,4498

IDENTIF. REFERENCE

OCT 27 10 56 AM '80

No. 788367